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## MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
18455


**MLS ID:**  
A1255468

**\$224,900**



 **JOHN MACLENNAN**  
 (780) 876-4129

 RE/MAX Grande Prairie  
 780-538-4747

 10131 102 Avenue , Grande Prairie , Alberta T8V 0Z9

**Transaction Type**

For Sale

**Days On Market**

613

**Business Type**

Mixed

**Zoning**

CC

**Subdivision**

Central Business District

**Building Type**

Mixed Use

**Year Built**

1940

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1410AC

**Building Area (Sq. Ft.)**

778.00

**Building Area (Sq. M.)**

72.28

**Lot Size (Sq. Ft.)**

4026

**Lot Size (Acres)**

0.09

**Construction Type**

Mixed

**Roof**

Metal

**Foundation**

Perimeter Wall

**Heating**

Forced Air

**Lot Features**

Back Lane,Low Maintenance Landscape

**Commercial Amenities**

Shower

**Access to Property**Back Alley Access,Front and Rear Drive  
access,Paved Road,Public**Inclusions**

n/a

**Restrictions**

None Known

**Reports**

Floor Plans

Fresh esthetician tenant now in place waiting for a new owner to pay rent to! Or what start up business do you have in mind?102 Street adjacent allows north, south access with Muskoseepi Park and trail system in view! Nice walking distance from Farmers Market, office spaces and the downtown core. There's a bathroom with shower. Wheelchair accessible entrance with ramp out front, alley access parking spaces out back, plenty of curb parking too. Low maintenance landscaping. A business operator may apply to the City about residing in-place at the property!

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